



PAGOOSA



SPRINGS

COLORADO

- REFRESHINGLY AUTHENTIC -

Intent and Purpose of Ordinance 853

- ▶ Current Minimum Lot Size

Not Consistent with Allowable Density in the R-12 and R-18 Residential Districts.

- ▶ Encourage Higher density in the High Density Residential District (R-18) adjacent to areas that provide community service, shopping and employment areas.

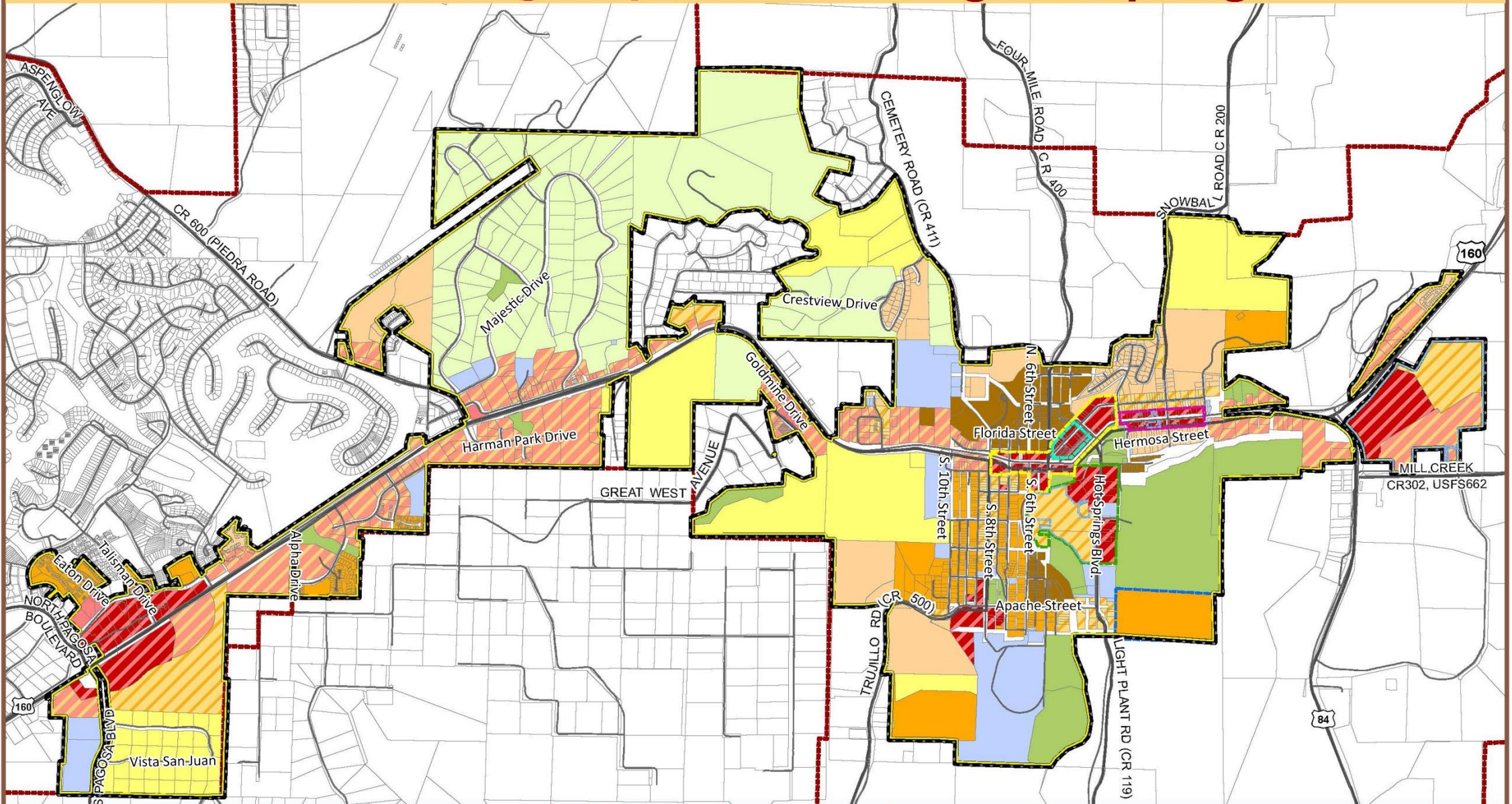
R-12 District Definition

- ▶ The R-12 district is intended primarily for single-family residences, duplexes, and patio homes. The district is intended for locations closer to commercial centers and near downtown, and may serve as a transition between higher-density residential areas and lower-density, single-family neighborhoods. The district should have pedestrian-oriented, connected local streets and sidewalks, as well as accessibility to parks, open space, schools, and other civic activities.
- ▶ The maximum density is 12 units per acre.

R-18 Residential District Definition

- ▶ The R-18 district allows the broadest range of residential types, including single-family residences, duplexes, patio homes, and apartments. The district is intended for locations closer to commercial centers and near downtown, and may serve as a transition between commercial centers and lower-density residential neighborhoods. The district should have pedestrian-oriented, connected local streets and sidewalks, as well as accessibility to parks, open space, schools, and other civic activities. Additional private recreational amenities, such as tot lots or garden/courtyards, should be provided in apartment or townhome complexes.
- ▶ The maximum density is 18 units per acre.

Town Zoning Map | Town of Pagosa Springs



Residential:

- Agricultural/Residential (R-A)
- Rural Transition (R-T)
- Low Density (R-6)
- Medium Density (R-12)
- High Density (R-18) Proposed R-22

Mixed-Use:

- Residential (MU-R)
- Corridor (MU-C)
- Town Center (MU-TC)

Non-Residential/Other:

- Commercial (C)
- Light Industrial (LI)
- Public/Quasi-Public (PS)
- Open Space (OS)

Overlay Districts:

- Historical District (HD)
- Downtown Business/Lodging (ODB)
- Downtown East Village (ODE)
- Hot Springs Blvd (OHSB)
- Planned Development (PD)

- Planning Boundary
- Town Boundary
- Vested Property Rights

0 0.125 0.25 0.5 0.75 1 Miles

See Ordinance No. 709 establishing vested property rights for Lots 3 thru 8, Block 26, Townsite of Pagosa Springs.
See Ordinance No. 710 establishing vested property rights for Lots 31 thru 33, Block 23, Townsite of Pagosa Springs.
See Ordinance No. 722 establishing vested property rights for Mountain Crossings Development.
See Ordinance No. 772 establishing vested property rights for Springs Development.

Adopted February 3, 2009
Updated December 16, 2013





Crestview Drive

Goldmine Drive

AVENUE

N. 6th Street

Florida Street

Hermosa Street

S. 10th Street

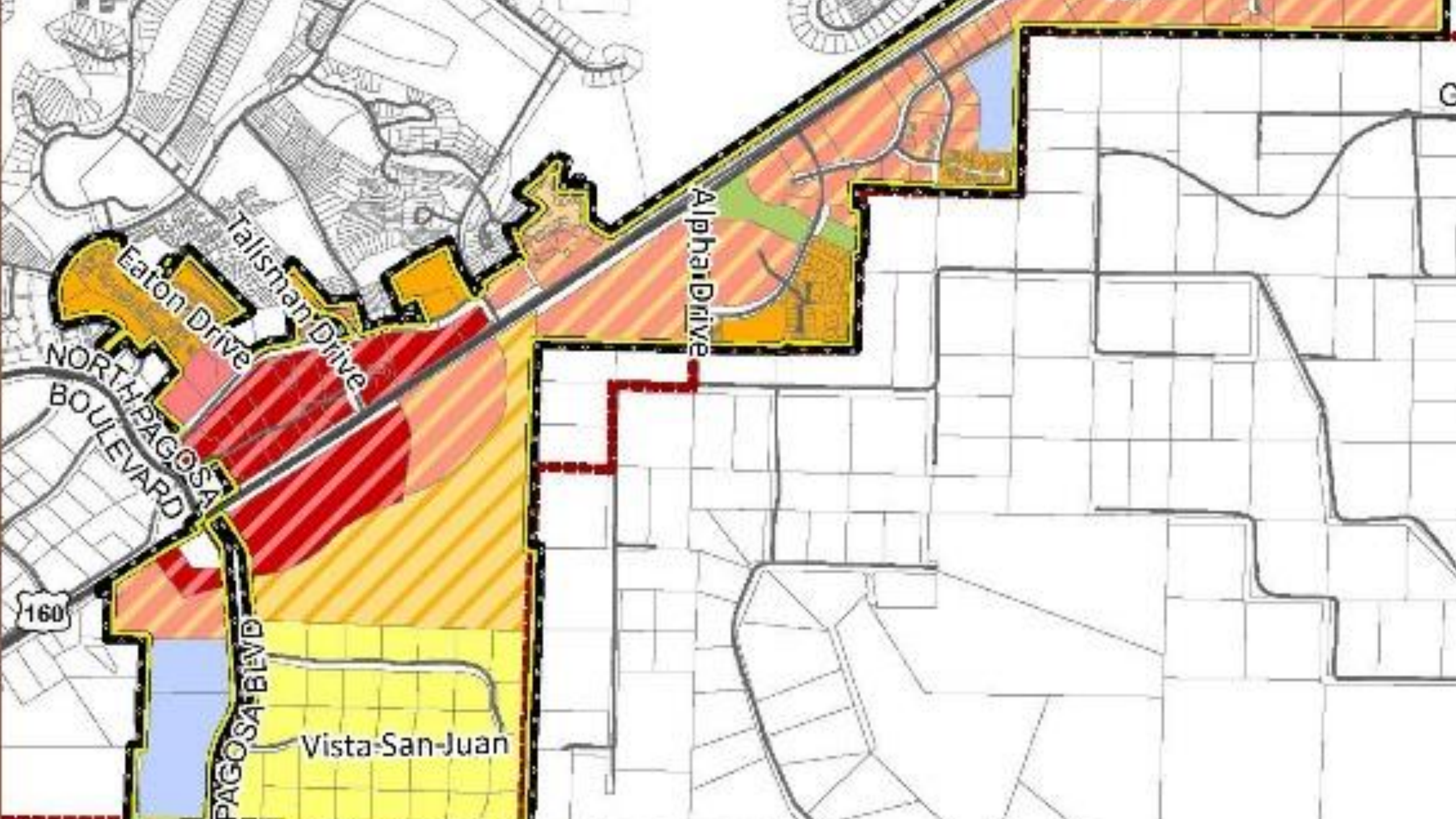
S. 6th Street

S. 8th Street

Hot Springs Blvd.

Apache Street

MILLO RD (CR 500)



G

Alpha Drive

Talisman Drive

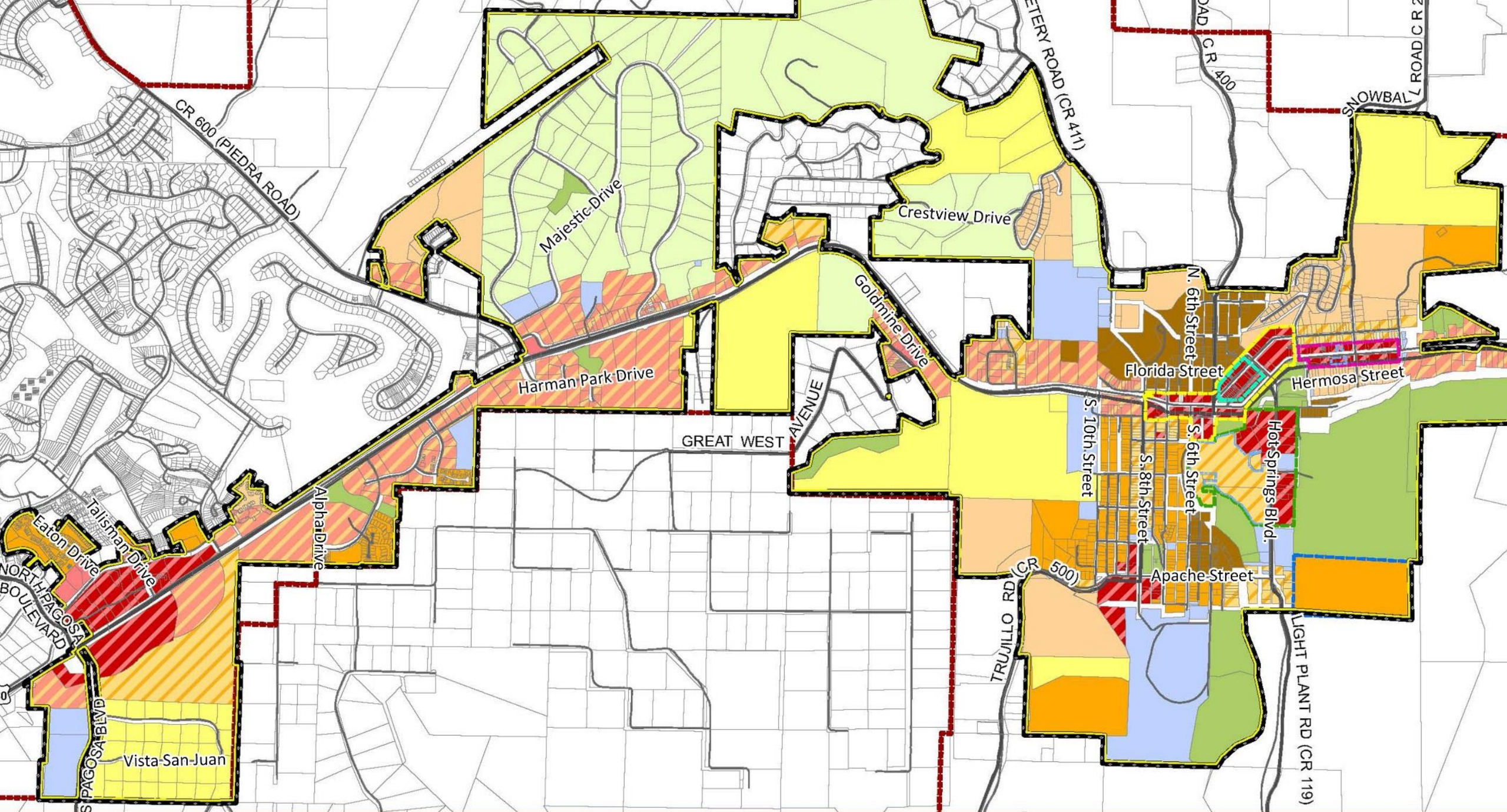
Eaton Drive

NORTH PAGOSA
BOULEVARD

160

PAGOSA BLVD

Vista San Juan



Residential:

Mixed-Use:

Non-Residential/Other:

Overlay Districts:

0 0.125 0.25 0.5 0.75 1

History

- ▶ Since September 2015, the Planning Commission has discussed smaller minimum lot sizes in the R-12 and R-18 residential districts and increasing density in the R-18 to R-22. (7 public meetings). The Planning Commission recommended Town Council considered approving the codes changes contemplated in Ordinance 853.
- ▶ Town Council approved first reading of Ordinance 853 on January 3rd, 2017.
- ▶ Current Code requires 7500 sqft lot size minimum (Typical 50' x 150' downtown lot) in both the R-12 and R-18 residential districts.
- ▶ An acre = 43,560 sqft
 - 43,560 sqft divided by 12 DU per acre = 3,360 sqft.
 - 43,560 sqft divided by 18 DU per acre = 2,420 sqft.
 - 43,560 sqft divided by 22 DU per acre = 1,875 sqft.
- ▶ Current Code allows 2 DU's per lot in R-12 district and allows 3 DU's per lot in R-18 district.

Research

- ▶ Nationwide and Colorado trend for smaller lot sizes and Higher density near employment opportunities, community service areas and grocery stores promoting walkable communities.
- ▶ Nationwide smaller lots and home sizes reduces rental/purchase prices, utility costs and maintenance expenses.
- ▶ Nationally, Family sizes are declining and income levels are stagnant or not keeping up with inflation.

Durango

- ▶ Townhomes 1,800 sqft lots (20-foot-wide lots)
- ▶ Single Family 3,500 sqft lots (35-foot-wide lots)

Telluride

- ▶ High Density Residential
= 2,500 sqft min lot size

Frisco

- ▶ R-16 district:
= 2,722 sqft lots.
- ▶ R-12 district:
= 3,630 sqft lots.

Steamboat

- ▶ High Density District:

2,500 sqft per lot with 2 dwelling units allowed/lot
= 1,250 sqft / DU.

- ▶ Medium - High Density District:

6,000 sqft per lot with 2 dwelling units allowed/lot
= 3,000 sqft / DU.

- ▶ Medium Density District:

8,000 sqft per lot with 2 dwelling units allowed/lot
= 4,000 sqft / DU.

Salida

- ▶ High Density Residential District:
2,400 sqft min lot size
Plus Accessory Dwelling Unit allowed
(1,200 sqft / DU).
- ▶ Medium - High Density District:
2,400 sqft min lot size
- ▶ Medium Density District:
3,125 sqft min lot size

Carbondale

- ▶ Residential District in close proximity to Downtown
- ▶ R/HD District: 1250 sqft min lot size
Plus allows Accessory Dwelling Unit
- ▶ R-/MD District: 1250 sqft min lot size
Plus allows Accessory Dwelling Unit

Crested Butte

Following are Residential one Districts in Close proximity to Downtown

- ▶ R1 District: 5,000 sqft min lot size and 2,500 sqft with Conditional Use Permit (CUP).
- ▶ R1C District: 3,750 sqft min lot size and 1,875 sqft with CUP./DU.
- ▶ R2C District: 3,750 sqft min lot size and 1,250 sqft with CUP.
- ▶ R3C District: 5,000 sqft min lot size and 1,250 sqft with CUP.
- ▶ R2 District: 5,000 sqft min lot size and 1,665 wit CUP. /DU.
- ▶ R2A District: 2,750 sqft min lot size and 916 with CUP

Local Examples

- ▶ 450 S. 7th Street, CHI Overlook houses. 3050 sqft lots (R-14).
individually owned 3 bdrm, 2 bath units.
- 318 S. 8th Street: two city lots, rental property,
common uncovered parking area from Alley.
3630 sqft (R-12) and 2420 sqft lots (R-18)
5 DU's, 900sqft, 900sqft, 825sqft, 850sqft, 875sqft.
- ▶ 311 S. 7th Street, 4plex, one bedroom units with carports,
Equivalent of 1875 sqft lot size / DU (R-22).
- ▶ 367 S. 8th Street, 4 plex on 1 lot. 1,875 sqft/DU lot size (R-22).
- ▶ Archuleta County Housing and Hickory Ridge = R-22



CHI Homes
450 S. 7th St
3050 sqft lots
R-12





318 S. 8th Street
South lot Equivalent to R-12
Lot Size/DU = 3,630 sqft
North lot equivalent to R-18
Lot Size/DU = 2,420 sqft





**311 S. 7th Street
Equivalent to R-22
Lot size = 1,875 sqft
4- bedroom rental
units**



367 S. 8th Street
Equivalent to R-22
1875 sqft lot size per DU



Archuleta County Housing ~ Equivalent TO 22 Units per acre

S. 9th Street + Florida Street + N. 6th Street
Low income rental apartments



R-12 Smaller Lot Results

- ▶ R-12 lots at 3630 square feet could accommodate:
- ▶ 1,800 sqft single family one story home
- ▶ 3,600 sqft single family two story home
- ▶ A Townhome could have a larger sqft due to no setbacks at Common walls

R-18 conversion to R-22 Results

- ▶ R-22 lots at 1,875 square feet could accommodate:
- ▶ 675 sqft single family one story home
- ▶ 1,350 sqft single family two story home
- ▶ 2025 sqft single family three story home.
- ▶ A Townhome could have a larger sqft due to no setbacks at Common walls

Benefits

- ▶ Smaller minimum lot sizes can translate into smaller homes, smaller purchase/rent price, smaller utility bills, smaller maintenance costs.
- ▶ Helps promote Infill projects versus annexation and sprawl.
- ▶ Increase interest from home builders to engage home projects in medium and high density residential districts and downtown.
- ▶ Supports Density / Walkability / Housing close to services and employment

Impacts

- ▶ R-12: No additional negative impacts identified since density is already allowed.
- ▶ R-18: The additional impacts are associated with the additional Dwelling Unit density increase to 22 dwelling units per acre (an additional 4 DU's per acre).
- ▶ Increased Alley Use.

Subdivision Application Process Required:

- ▶ Not all lots are eligible for a subdivision process.

Current Structures / Terrain Issues / Utilities

- ▶ Lot Design Criteria requires:

Availability to Utilities

On-Site Parking

Access

15% Lot Landscaping

Setbacks

NEXT STEPS

- ▶ Town Council will consider the second reading of Ordinance 853
on Thursday, February 23rd at
5pm in Town Hall.

Stay Informed

- ▶ Comprehensive Plan Update
- ▶ Automatic E-Notices